



Town of Walpole
Commonwealth of Massachusetts

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Town Engineer
Carl Balduf P.E., P.L.S.

TO: Patrick Deschenes, Director
Community & Economic Development

FROM: Carl Balduf, P.E., P.L.S.,
Town Engineer
Chris Johnson, E.I.T.,
Assistant Town Engineer

RE: Radke Associates, LLC
Moosehill Road 40B – DPW/Engineering Review

DATE: May 25, 2021

Reference has been made to a set of plans entitled “Site Development Plan A Comprehensive Permit M.G.L. c. 40B Moose Hill Condominiums” Walpole Massachusetts, prepared by GLM Engineering Consultants Inc., Dated March 10, 2020 and revised May 6, 2021 from which the following comments are made.

Street /Site driveway

- 1) Spot grades should be added to the plan at the driveway entrance location. Existing spot grades should be shown along the gutter of Moosehill Road along with proposed spot grades in the proposed entrance. We want to ensure water from Moosehill RD does not enter the property over the driveway.
- 2) Spot grades should be added in the proposed road at the corners of the septic tanks and fields to ensure proper cover.
- 3) Spot grades should be added to all building corners and the property line behind the buildings.
- 4) A minimum 2 percent slope should be provided at the garage entrances. Building 1 should have the driveway grading revised as it appears to be flat.
- 5) Show vertical granite curb (VA-4) on roundings within Moosehill Road with appropriate transitions.

Drainage

- 1) Soil test pit locations and pit log data results should be provided and should be shown on the plans. Additional test pits should be logged in the two recharge areas. If possible, DPW/Engineering should be notified and given the opportunity to witness.

Site/General

- 1) The proposed mailbox location should be clearly shown on the plans.
- 2) A fence should be provided above the existing retaining wall at the back of the property.
- 3) A Street opening permit, Curb Cut Permit, and Trench Permit will be required for any work within Moosehill Road. If any cut(s) are made in the existing road the entire area shall be milled and overlaid as this road is within Town five year moratorium.
- 4) If a favorable decision is granted for this site, it is requested that a Condition of Approval include that the developers provide complete utility asbuilts.
- 5) Add a second benchmark to the plans.
- 6) Show dumpster location with pad and screening.

Water

- 1) The connections to the proposed buildings, including, type, size and location, shall be shown on the utilities plan.
- 2) Show water service for existing dwelling. This will need to be cut and capped at the main prior to demolition (see Comment #3 above).
- 3) The water mains and services proposed for this site and for Moosehill Road shall be tested in accordance with standard procedures.
- 4) Curb stops should be provided for each individual unit.
- 5) If required by the Walpole Fire Department, a fire service should be shown for each building.
- 6) 90 degree bends are not allowed for water mains.
- 7) A Hydrant with a 6" gate valve should be installed at the end of the water main. Location to be determined by the Fire Department, however, it is suggested that the main be extended so the hydrant is off the culdesac.

Septic

- 1) If possible, provide separate tanks and leaching systems for each unit.
- 2) Provide a detail showing H2O loading compliant septic tanks, covers, and components.

Cc Director DPW
Supt. Sewer and Water
Sewer and Water Commission
Public Health Director
Fire Chief
Police Department/Traffic Safety Officer
File

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